



Order Filed on December 20,  
2017 by Clerk U.S. Bankruptcy  
Court District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Adam J. Friedman, Esq.  
Friedman Vartolo LLP  
85 Broad Street, Suite 501  
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Attorney for Fay Servicing LLC as servicer for  
Wilmington Savings Fund Society, FSB, not in its  
individual capacity but solely as owner trustee for GFT  
Mortgage Loan Trust 2015-GFT2  
P: (212) 471-5100  
[Bankruptcy@FriedmanVartolo.com](mailto:Bankruptcy@FriedmanVartolo.com)

IN RE:

Joseph Barrios

Debtor

CASE NO.: 17-30019

CHAPTER:7

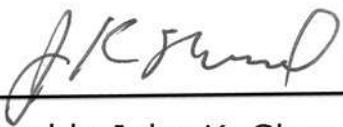
HON. JUDGE.:  
JOHN K. SHERWOOD

HEARING DATE  
December 19, 2017 at 10:00 AM

**ORDER VACATING AUTOMATIC STAY**

The relief set forth on the following page numbered two (2) is hereby **ORDERED**.

—  
DATED: December 20,  
2017

  
Honorable John K. Sherwood  
United States Bankruptcy Court

Upon the motion of application Fay Servicing LLC as servicer for Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for GFT Mortgage Loan Trust 2015-GFT2, on behalf of its successors and/or assigns (hereinafter collectively "Secured Creditor" and/or "Movant") under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

**ORDERED** that the automatic stay of Bankruptcy Code Section 362(a) is vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

[x] Real property commonly known and more fully described as: 3 Long Avenue, Mahwah, New Jersey 07430

**ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversation to any other chapter of the Bankruptcy Code; and it is further

**ORDERED**, that the stay afforded by 11 U.S.C. §362(a) be, and is hereby, modified to permit application Fay Servicing LLC as servicer for Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for GFT Mortgage Loan Trust 2015-GFT2, it's successors and/or assigns, to pursue its rights under applicable state law with respect to the premises located at 3 Long Avenue, Mahwah, New Jersey 07430; and it is further

**ORDERED**, that the instant order is binding in the event of a conversion; and it is further

**ORDERED**, that the trustee be informed of any surplus monies resulting from the sale of the collateral.

**ORDERED**, that the movant shall serve this order on the debtor, any trustee, and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Joseph Barrios  
 Debtor

Case No. 17-30019-JKS  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Dec 20, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 22, 2017.

db +Joseph Barrios, 3 Long Avenue, Mahwah, NJ 07430-1115

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 22, 2017

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 20, 2017 at the address(es) listed below:

Adam Jason Friedman on behalf of Creditor Fay Servicing LLC [bankruptcy@friedmanvartolo.com](mailto:bankruptcy@friedmanvartolo.com)  
 Daniel Kohn on behalf of Debtor Joseph Barrios [dkohn@rclawgroup.com](mailto:dkohn@rclawgroup.com)  
 Rebecca Ann Solarz on behalf of Creditor CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR GFT MORTGAGE LOAN TRUST, SERIES 2014-1 [rsolarz@kmlawgroup.com](mailto:rsolarz@kmlawgroup.com)  
 Steven P. Kartzman [kartztee@optonline.net](mailto:kartztee@optonline.net),  
[jzapata@msklaw.net](mailto:jzapata@msklaw.net); [nj16@ecfcbis.com](mailto:nj16@ecfcbis.com); [jloewenstein@msklaw.net](mailto:jloewenstein@msklaw.net)  
 U.S. Trustee [USTPRegion03.NE.ECF@usdoj.gov](mailto:USTPRegion03.NE.ECF@usdoj.gov)

TOTAL: 5